

**Minutes of the Property Allotment Committee (Oustee's Scheme 2017)  
Meeting held on 19/09/2019 at 11:00 AM under the Chairmanship of  
Secretary, CHB, in the Board Room of Chandigarh Housing Board.**

A meeting of the Property Allotment Committee of Chandigarh Housing Board, Chandigarh was conducted on **19/09/2019 at 11:00 AM** in the Board Room of CHB to examine the various cases received under the Oustee's Scheme 2017. The following were present:-

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|---|---|----------|
| 1. Smt. Ruchi Singh Bedi, HCS                       | - | Chairman |
| 2. Sh. Tarsem Chand Garg, Board Member              | - | Member   |
| 3. Sh. Gulshan Mehta, CAO, CHB                      | - | Member   |
| 4. Sh. Gurpreet Singh Maan, Senior Law officer, CHB | - | Member   |
| 5. Sh. Ravinder Kumar, Accounts Officer, CHB        | - | Member   |

At the outset, the Chairman of Property Allotment Committee welcomed all the members. The issues were deliberated at length and the following decisions were taken:-

<b>Agenda Item No. 1</b> (Total Case-10 Nos.)	<b>Where the applicant submitting the authorisation/ relinquishment affidavits from other Oustee/Co-Oustee/Joint Khata holders/Legal Heir after Cut of Date i.e. 22.09.2017</b>
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The Committee deliberated the issue in cases where the reply/documents have been received in this office after the **cut off date of 22.09.2017** and it was decided that submissions/documents submitted after that date shall not be considered. As such, the following cases have been reconsidered and are dismissed.

Sr. No.	Form No.	Name of the applicant	Remarks
1	1026	Sh. Jarnail Singh S/o sh. Chhota Singh	The applicant failed to submit the consent/authority in the shape of affidavit from Joint Khata holder namely Smt. Tej Kaur Wd/o Gurmeet Kaur, Surinder Kaur, Bhupinder Kaur, Paramjeet Kaur Ds/o & Gurdev Singh, Jasmer Singh Ss/o Sajjan Singh & Inder Singh S/o Nanak Singh & Smt. Kirpal Kaur Wd/o Pritam Singh & Sh. Jarnail Singh Ss/o Chhota Singh. <b>However, applicant Sh.Jarnail Singh submitted that authority affidavit of only one Joint Khata Holders namely Sh.Gurcharan Singh S/o Sh.Chhota Singh in this office on 09.08.2017. Hence, it is dismissed for non-completion of formalities within the prescribed period.</b>

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2.	1389	Smt. Sukhdev Kaur w/o Late Surjit Singh.	Smt. Sukhdev Kaur failed to submit the Authority Affidavit/NOC (No objection affidavits) from the other legal heirs including Sh. Hardish Singh (Son), Sh. Manjit Singh (Son) and Smt. Balbir Kaur in favour of Smt. Sukhdev Kaur along with affidavit of Smt. Sukhdev Kaur dated-14.11.2017. However, She has submitted the NOC affidavit in her favour from all legal heirs on 16.11.2017 i.e. after the <b>cut-off date 22.09.2017. Hence, it is dismissed.</b>
3.	1390	Sh. Jatinder Singh.	The applicant did not submitted the affidavits from other joint Khata holders namely Sh. Gurmukh, Gurbax Kaur, Smt. Jasminder Kaur. However, the relinquished affidavit dated 25.09.2018 from all legal heirs have been submitted in this office on 27.09.2018 vide diary no.2178/2018/1. Hence, applicant failed to submit the consent/authority in the shape of affidavit <b>well within the cut-off date 22.09.2017. Hence, it is dismissed.</b>
4.	1673	Smt. Veena Rani D/o Sh. Gurnam Singh.	The applicant Smt. Veena Rani failed to submit the authority affidavits from all legal heirs and death certificate of Oustees namely Late Shri Gurnam Singh. submitted Latter on, the applicant Smt. Veena Rani submitted an Indemnity Bond dated 22.11.2017 in lieu of Death Certificate of Mother and wife of Deceased Oustees. No death certificate of oustees submitted. In this office vide diary no.208,278 dated-24.11.2017, applicant Smt. Veena Rani was submitted an affidavit dated 22.11.2017 after the cut of date, to the effect that she is the only legal heir of Sh. Gurnam Singh (Outsee) who did not leave behind any WILL and there is no legal heir left out. <b>Hence, it is dismissed.</b>
5.	1844	Smt. Usha Rani D/o Sh. Mehar Singh S/o Sh. Sadi Ram	The applicant was failed to submit the death certificate of mother of Oustees and death of wife of oustees. Even, the appellant has not submitted <b>Indemnity bond</b> in lieu of Death Certificate of mother and wife of deceased Oustees. In this office vide dairy no.688 dated-18.4.2018, the applicant Smt. Usha Rani was submitted an affidavit dated-17.04.2018 after cut of date 22/09/2017, to the effect (i) that she is the <b>only legal heir</b> of Late Sh. Mehar Singh (Deceased Oustees) who did not leave behind any "WILL" and, (ii) that no other legal heir has been left out. <b>Hence, it is dismissed.</b>
6.	1645	Sh. Manjit Singh S/o Gurdial Singh.	The required documents (the Death Certificate/I-Bond and affidavits from two sureties along with ID proofs submitted on 19.04.2018 of Smt. Mohinder Kaur

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			(mother of oustees) and Smt. Joginder Kaur (wife of deceased oustees) of Late of Sh. Gurdial Singh (Deceased Ousteés) after cut of date i.e. 22.09.2017. <b>Hence, it is dismissed.</b>
7.	1902	Sh. Jaspal Singh S/o Sh. Randhir Singh.	The required documents i.e. authority letter from all legal heirs of one of Deceased Ousteés (JKH-II namely Shri Raghbir Singh) along with Relinquished Affidavits" from all legal heirs have been submitted on 03.10.2017 i.e. after the cut-off date 22.09.2017. <b>Hence, it is dismissed.</b>
8.	1368	Sh. Dilbag Singh S/o Sh. Gurbax Singh.	The applicant submitted the affidavits dated 20/11/2017 from all Co-Oustee's /legal heirs namely Sh. Lakhwinder Singh S/o Sh.Hardial singh S/o late sh. Gurbax singh and from Gurdev Kaur w/o sh. Amarjit Singh S/o Sh.Ajmer Singh S/o Sh. Gurbax Singh in favour of the appellant along with ID proofs <b>after the cut off date i.e. 22.09.2017. Hence, it is dismissed.</b>
9.	1851	Sh. Ashok Kumar S/o Sh. Ram Sarup.	Applicant Sh. Ashok Kumar submitted the affidavit dated-09/11/2017 from Sh. Madan Lal S/o Sh. Buta Ram being only the legal surviving heirs of Sh. Buta Ram and also submitted the death certificates of Buta Ram and Smt. Rambai,( Mother of Deceased oustees) Shanti Devi (Wife of deceased Ousteés Sh.Ram Sarup) & Banti Devi (Wife of Deceased Oustee Sh. Buta Ram after the cut off date i.e. 22.09.2017. <b>Hence, it is dismissed.</b>
10.	1166	Sh. Bhagwant Singh S/o Sh.Surjeet Singh.	The applicant Sh. Bhagwant Singh submitted the authority affidavits in this office vide dy No. 208,506 dated <b>29.11.2017</b> from the legal heirs of Sh. Nand Singh vide affidavit dated 25.05.2017 along with authority affidavit ,dated 25.05.2017 and .Also submitted the I-Bond / affidavits in this office vide dy no. 1289/2018/1 dated 10.09.2018 for the death of wife of Sh. Harare Singh (i.e. Daughter in law of deceased Oustee Sh. Nand Singh after the cut off date i.e. 22.09.2017. <b>Hence, it is dismissed.</b>

**Agenda Item No. 2**

(Total Case- 3 Nos.)

**Delayed report from LAO, UT, Chandigarh.**

**1. Form No. 1048-ase of Sh. Jasbir Singh S/o Late Sh. Sarup Singh:-**

The applicant Sh. Jasbir Singh S/o Late Sh. Sarup Singh had applied for the allotment of 2 BR flat (MIG) on the basis of Oustee Certificate no. 115 dated

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*[Signature]*

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*[Signature]*

29.11.1996 issued in the name (4 Members) of Jasbir Singh, Guraj Singh, Manjit Singh Ss/o Sarup Singh & Sohan Singh, Jasbir Singh, Guraj Singh, Manjit Singh Ss/o Sarup Singh under the Joint Khata. The Applicant was requested vide this office letter no. 5490 dated 02.08.2017 and letter no. 7193 dated 12.09.2017 to submit consent/ authority from **Sh. Adhar Singh, Sh Surjit Singh Ss/o Narajan Singh & Sarup Singh S/o Nathu Singh** in the shape of an affidavit duly attested by an Executive Magistrate in favour of one of the applicants/joint khata holders or for joint allotment.

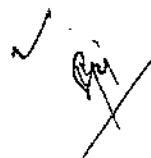
Thereafter, the applicant filed an appeal before the appellate authority cum CEO on 16.11.2017 and during the hearing it was decided on 17.09.2018 to forward the application to property allotment committee for reconsideration of the claim of the appellant for the allotment of 2 BR flat on the basis of documents i.e. mutation no. 2685 dated 24.11.1992. In view of LAO report dated 22.09.2017, in the award no. 500 there owners are Sh. Aadhar Singh, Sh. Surjit Singh Ss/o Sh. Naranjan Singh (1/2 share) and Sh. Sarup Singh S/o Nathu Singh (1/2 share ) as per the record of Award no. 500, but Sh. Sarup Singh S/o Nathu Singh is only the single owner in the OC no. 115 dated 29.11.1996 in the basis of Revenue Record ( Inttkal/Mutation ) No. 2658 dated 24.11.1992 (Division of land). As such, it needs to be clarification from the LAO office, whether Sh. Aadhar Singh, Sh. Surjit Singh Ss/o Sh. Naranjan Singh is the Joint Khata Holder OR Sh. Sarup Singh S/o Nathu Singh is only the single owner in the OC no. 115 dated 29.11.1996 on the basis of Revenue Record ( Inttkal ) No. 2658 dated 24.11.1992 and the record of Awards. **As such, it needs to have clarification from the LAO office and as well as the presence of Representative from LAO office along with relevant record is required to decide the case in the next meeting shortly.**

## **2. Form No. 1691- Case of Sh. Charanjit Singh S/o Sh. Hari Singh:-**

The applicant Sh. Charanjit Singh S/o Sh. Hari Singh applied for the allotment of 1 BR flat on the basis of Oustees Certificate no. 67, dated 30.07.2004 issued in the name of Sh. Amar Singh S/o Sh. Basanta Singh (died on 19.04.1999). As per the LAO's report dated 11.8.2017, the land was acquired under Joint Khata. It has been noticed that in the LAO report dated 09/11/2017, the land was acquired under Award No. 452 dated 03/03/1992 of Village-Burail, Chandigarh in the name of sole owner of Sh. Amar Singh. In this LAO report dated 09/11/2017, the concerned Officer of LAO, UT Chandigarh Viz. (i) Patwari (LA) was signed this report on 09/11/1992 whereas both Officers viz. (i) Naib Tehsildar (LA) and (ii) Kanungo (LA)







signed on this report on 09/11/2017. This report did not seem as genuine and it seeks clarification from the O/o Land Acquisition Officer, UT Chandigarh as well as the presence of Representative from LAO Office, Chandigarh along with relevant record is required in order to sort the matter in the next meeting shortly.

**3. Form No.1075- Case of Sh. Harchand Singh S/o Piara Singh:-**

The applicant Sh. Harchand Singh has applied for allotment of flat on the basis of Oustees Certificate no. 935, dated 17.02.2017 issued in his name. LAO reported that the land falls under the Joint Khata in the names of Piara Singh (Died on 24.10.1975, Bhag Singh (Died on 30.12.2008 Ss/o Dalip Singh, Harchand Singh-Gurmail Singh Ss/o Piara Singh. The case is again re-considered and it is revealed that the **relinquish/authority affidavits of Sh. Gurdev Singh S/O Sh. Bhag Singh, Smt. Gurcharan Kaur-Smt. Swaran Kaur Ds/o Piara Singh** are submitted vide diary no. 1572/2018/1, dated 14/09/18 after cut of Date i.e. 22/09/2017. In this case, the LAO report dated-14.1.2019 wherein the name of Sh.Gurmail Singh incorrectly mentioned instead of correct name of Sh. Gurmeet Singh. This LAO report does not the effect the merit of this case. Hence, it is rejected as the required documents are submitted after the cut-of -date.

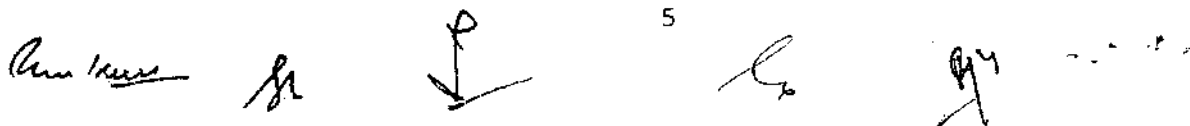
Agenda Item No. 3 (Total Case-2 Nos)	Where Oustee / Co-Oustee / Legal Heir died Bacheior/issueless and without executing a Registered Will: Succession Certificate is required.
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**1. Form No. 1584 - Case of Sh. Harinder Singh S/o Sh. Jagdev Singh :-**

The applicant could not submitted the claimant affidavit (authority) in respect of legal heirs of co-oustees (JKH-II) namely Late Sh. Lal Singh as per Clause-III (vii) of the brochure of the Scheme extended up to date 22.09.2017. Moreover, the fact about the legal heir who died issueless on 16.01.2004 namely Late Sh. Harpal Singh S/o Sh. Jagdev was brought into the notice of this office on 17.09.18. Hence, it is dismissed for non submission of required documents.

**2. Form No. 1644 :-**

The applicant Sh. Netter Singh S/o Sh. Jeet Singh applied for the allotment of One Bed Room flat on the basis of Oustees Certificate no. 954, dated 17.02.2017 issued in the name of Sh. Munsu S/o Sh. Jodh Singh (died before 1969)



Form No. 1644, Category - 1BR. It is noticed that one of the legal heir of Munshi i.e. Shri Mohan Singh died un-married. In similar cases, PAC has pointed out that Succession certificate is required. Before proceeding further in the matter, the Succession Certificate of late Shri Mohan Singh in favour of the applicant is mandatory. **About 2 years ago this scheme was opened and till date the formalities are not completed by the applicant, hence this case is rejected.**

However during the scrutiny of file it is also found that the applicant has intimated vide letter diary no. 201,986 dated 18/07/2017 that Sh. Gurmukh Singh S/O Sh. Piara Singh has got a duplicate Oustee's Certificate bearing no. 917 dated 06.01.2017 and he is not a legal heir/beneficiary of the deceased oustee Sh. Munshi. The **application Form No.1738** submitted by Sh. Gurmukh Singh S/o Sh. Piara Singh has also been examined wherein there is photocopy of affidavit dated 04/11/2016 and photocopy of an application addressed to LAO, UT, CHD for issuance of Oustee's Certificate are attached. As per the said affidavit Sh. Piara Singh was the son of Late Sh. Munshi. **Accordingly, two Oustee's Certificates (OC) bearing number 917 dated 06/01/2017 (Form No. 1738) and OC No.954 dated no. 17/02/2017 (Form No. 1644) issued in the single name of deceased oustee Sh. Munshi S/o Jodh Singh are issued by the LAO, UT Chandigarh. The case may be referred to Land Acquisition Officer, UT, Chandigarh for enquiry and taking appropriate action as per rules and regulations.**

Agenda Item No. 4	Case of Sh. Prem Singh S/o Sh. Babu Singh S/o Sh. Basanta Singh, Form No. 1692--- Allotment of D.U. No. 3230, Sec.-46/C, MIG-II, Chandigarh by CHB.
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The applicant Sh. Prem Singh S/o Sh. Babu Singh S/o Sh. Basanta Singh applied for the allotment of flat under Category - 1BR, Form no. 1692 on the basis of Oustees Certificate no. 68, dated 30.07.2004 issued in the name of Sh. Babu Singh S/o Basanta Singh (died on 05.12.2005).

Further, the applicant was intimated vide this office letters No. 171 dated 5.5.2017 and no. 4928 dated 7.7.2017 to submit consent/authority in the shape of affidavit from the co-sharers/Joint Khata Holders. But applicant failed to deposit the document as such. PAC has considered his application in the list of In-Eligible applicants.

**During the appeal before the Appellate Authority-cum-CEO, CHB, held on 19.09.2018, during the scrutiny, it was found that the**

applicant has been already been allotted the dwelling unit No. 3230 sector 46 C, MIG-II, Chandigarh by CHB. As per the Clause of Brochure of Oustee's Scheme 2017 which is reproduced as Clause No. (iv) :- "No Oustees shall be eligible for allotment of a dwelling unit under this scheme if he or his spouse or any of the dependent members of his family owns a residential site/dwelling unit in Chandigarh, Mohali or Panchkula sub divisions in Punjab and Haryana respectively on lease-hold basis or on free hold basis". Hence, case is dismissed being ineligible applicant.

Agenda Item No.5

Dispute case- Form no. 1438 & clubbed case with Form no. 1823

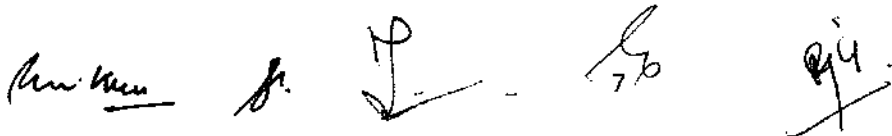
**Form No. 1438:-**

The applicant Sh.Shamsher Singh S/o Sh. Ranjit Singh applied for the allotment of 1BR flat on the basis of Oustees Certificate no. 294, dated 29.10.2007 issued in the name of Sh. Ranjit Singh S/o Sh. Waryam Singh (died on 04.08.2002).

In this regard it is also pertinent to here that applicant Sh. Shamsher Singh (Form No. 1438, OC no. 294 dated 29.10.2007) has also submitted a complaint regarding fraud case carried out by Sh. Randhir Singh Man S/o Sh. Mohinder Singh (Form No. 1823 OC No. 294 dated 29.10.2007 attached in form/file no.1823) in this office vide diary no. CEO/CHB/1486, dated 05.07.2019. Accordingly, the case file was put up to appraise the matter before the Higher Authority. Another OC bearing no. 294 dated 29.10.2007 attached in the file/form no. 1438 in the separate format as compared with Oustees Certificate (OC) No. 294 dated 29.10.2007 attached in the file/form no.1438 are issued in the name of Sh. Ranjit Singh.

Accordingly, in this regard the decision has already been **taken against Sh. Randhir Singh Application Form No. 1823 was submitted false affidavit for grabbing the flat fraudulently** the committee of PAC held on 18.08.2017 decided to forfeit the entire amount of applicant of Sh. Randhir Singh as per term and condition of the brochure.

Accordingly, the file was put up to appraise the case before the Higher Authority for perusal of this case. Afterwards as per the advice of SLO, CHB, this office has issued a letter to LAO, UT vide this office letter no. 3877 dt. 04.04.2019, letter no. 4627 dt. 02.05.2019 and letter no. 5212-13 dated 10.06.2019 for **clarification "whether two Oustee's Certificate can be issued to the one Oustee". But no**



reply is received from LAO office and same has been pending before LAO, UT, Chandigarh. The concerned office may follow up the case.

Agenda Item No.6	Different Name/Father's Name on Oustee's Certificate and on Identity Proof documents---Case of Sh. TIRATH SINGH S/o SURTA SINGH, Form No. 1465, Category - 1 BR
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1. **Form No. 1465:-**

PAC decided and conveyed on 31/10/2017 to include the application in the list of in-eligible applicant since the applicant has not fully established that both the name are of same person.(SURAT SINGH AND SURTA SINGH)

It is revealed that the applicant Sh. Tirath Singh S/o Surta Singh has submitted the copy of letter no. 690 dated 05.09.2017 of MOH, MC office Chandigarh to the effect that the death event of male deceased named as Surta Singh. In this office vide dy no. 204,804 dated 15.09.2017, the applicant also submitted the affidavit dated 04.09.2017 to the effect that Surta Singh and Surat Singh is one and the same person. Moreover, it is also observed that the name of the father of the applicant correctly mentioned as Surta Singh is mentioned in the other documents viz. Death Certificate (Wife of Oustees), Death Certificate (Oustees), ID Proof of applicant (Aadhar Card, PAN Card), all affidavit dated 01.07.2017 of applicant & Education Certificate (Birth Certificate of Applicant). **Hence the case is accepted for allotment.**

Agenda Item No. 7	Adopted Son - Case of Sh. Dalbir Singh S/o Sh. Harbhajan Singh, Form No. 1953, Category - 2BR.
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**Form No. 1953:-**

The Applicant Sh. Dalbir Singh S/o Sh. Harbhajan Singh had applied for allotment of a 2BR flat on the basis of Oustee's Certificate No. 1357 dated 23.03.2017 issued in the names of Nachhattar Singh S/o Sh. Naranjan Singh (died on 03.03.2006).

In view of above, the case is again re-considered it is and it is revealed that as per the **perusal of copy of plaint dated 06.12.1992** (Certified by the Examiner of Judicial Court Complex Rajpura, Punjab) filed in the Hon'ble court of Sh. Ashok Kumar, PCS, Senior, Sub-Judge III Class, Rajpura (Punjab) as per the operative part which is as **"That the defendant (Sh. Nachhattar Singh) has got no son and he has adopted the plaintiff (Sh. Dalbir Singh minor son of Sh. Harbhajan Singh S/o Sh. Naranjan Singh) to be his own son and is treating**

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**the plaintiff as such. The plaintiff is being brought up and educated by the defendant by treating the plaintiff to be his own son.**

Moreover, on perusal of the **Judgement (decision dated 24.05.1993)** of the said court that as such it established link between the Deceased Oustee and the applicant, which is reproduced as **"Notice of the suit was given to the defendant (Sh. Nachhattar Singh), in response to which he appeared and filed a written statement admitting the claim of the plaintiff (Sh. Dalbir Singh) to be correct. Statement of the defendant was also recorded, wherein he again admitted the claim of the plaintiff. Thus the parties are not at any controversy on any point on fact or law. So the suit of the plaintiff is decreed as prayed for. No orders as to costs"**

As such in view of the decision dated 24.05.1993 of Hon'ble said court submitted in this office vide dy no. 204,927 dated 18 .09.2017, it is established the claim of Sh. Dalbir Singh for the rights of the land of Oustees Sh. Nachhattar Singh in Chandigarh. **Hence, the case is accepted for allotment.**

<b>Agenda Item No. 8</b>	<b>Non submission of required documents for eligibility for the allotment of flat under Oustees Scheme 2017</b>
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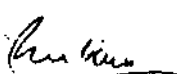
**1. Case of Sh. Gurnam Singh, Form No. 1195:-**

The applicant Sh. Gurnam Singh S/o Sh. Naranjan Singh applied for allotment of Category-1BR, Form No. 1195 on the basis of Oustee's Certificate No. 218 dated 26.07.2000 issued in favour of Sh. Gurnam Singh, Tarlochan Singh Ss/o Sh. Nirjan Singh.

During the hearing held on dated 19.09.2018 before the then W/CEO, CHB, the **applicant refused to give authority/relinquishment affidavits from all other Joint khata holders/legal heirs** for allotment of flat. Accordingly, the case is recommended to PAC for reconsideration on the basis of plea of the applicant.

The case is re-considered by the PAC and found ineligible as per the Clause No. III (vii) (viii) of Brochure of Oustee's Scheme 2017 which is reproduced as under for ready reference:-

**Clause No. vii: "In case of a joint khata, the entitlement shall be on the basis of the holding under the joint khata and Co-sharers within the khata would not be reckoning for the purpose of dwelling units".**







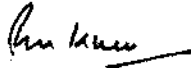
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Clause No. viii: "In case of the Deceased Oustees, the application for the allotment of dwelling units can be made by his/her all legal heirs or by one of the legal heirs duly authorised by other legal heirs. The authority letter in the shape of affidavit shall be submitted in the original ID proofs of all the legal heirs".

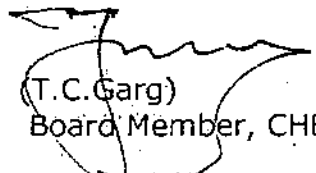
Hence, the case is again re-considered and rejected for non submission of required documents.


The meeting ended with Vote of Thanks to the Chair.

  
AO-Oustees

  
CAO, CHB

  
SLO, CHB

  
T.C. Garg)  
Board Member, CHB

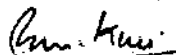
  
Chairman, PAC  
cum Secy, CHB

Endst. No. 9712

Dated: 21/10/19

A copy of Minutes of PAC meeting is forwarded to the following for information please.

1. Sh. Tarsem Chand Garg; House No. 164, Sector 4, Panchkula.
2. The Chief Accounts Officer, CHB.
3. The Senior Law Officer, CHB.
4. The Accounts Officer (Oustee's Scheme), CHB.
- ✓ 5. In-charge, Computer Section, CHB with request to upload the same on official website.
6. P.As to the Worthy Chairman/CEO/Secretary, CHB for the kind information of the Officers please.

  
Accounts Officer-Oustees  
Chandigarh Housing Board,  
Chandigarh.

shahu

CI/CHB/ 4002  
Dated 23/10/19  
23/10